

CONCEPT LANDMARK ALTERATION

FOR

124 WEST 6th STREET



PROPOSED WEST 6th STREET VIEW

PROJECT DESCRIPTION

PROPOSED REPLACEMENT OF BUILDINGS DESTROYED
IN OCTOBER 8, 1917 FIRE AT 124 WEST 6th STREET.

FORMER 1790 S.F. 3 BEDROOM, 2 BATH RESIDENCE TO
BE REPLACED WITH 1725 S.F. 3 BEDROOM, 2 1/2 BATH
RESIDENCE UNDER INITIAL PERMIT.

1 1/2 CAR GARAGE, CARPORT, OUTBUILDINGS, AND
COVERED PATIO TO BE REPLACED WITH 2 CAR GARAGE
AND SECOND DWELLING UNIT UNDER SECOND PERMIT.

OWNERS

JACK & CHARLOTTE THOMAS
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(707) 318 - 2853

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THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

COVER
SHEET

Scale
Date 4/10/2019
Drawn by CT

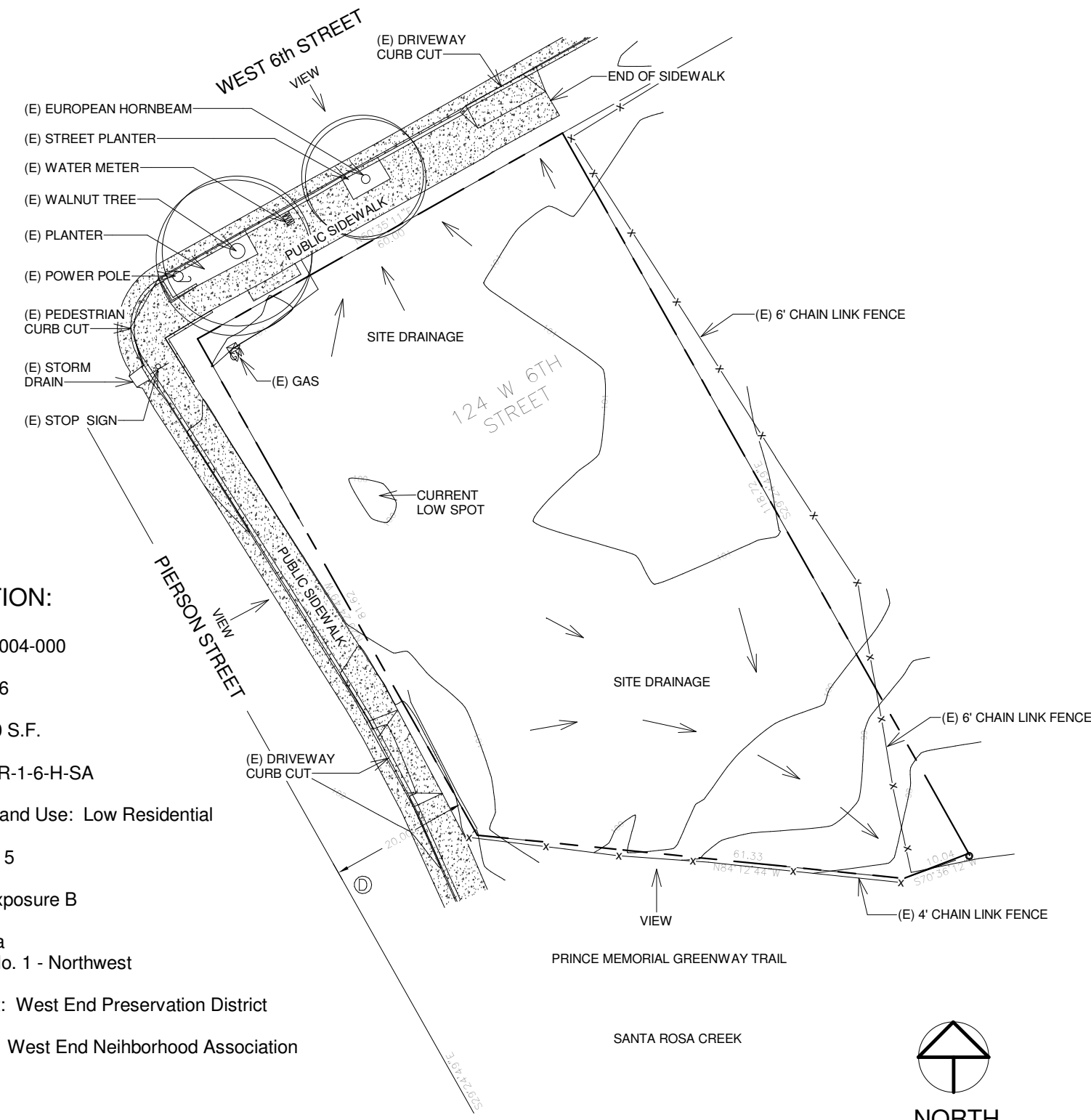
D0

NOTES:

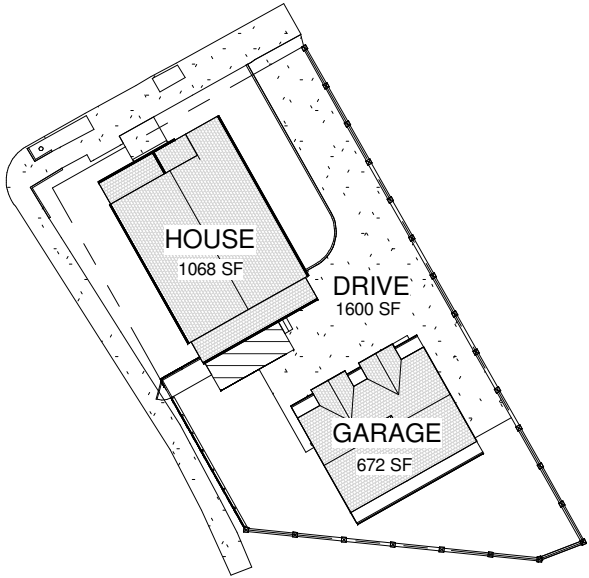
The initial small 1890 house was repeatedly remodeled and added onto over the last century and the street side facades were covered with aluminum siding, negating its original historic value. The proposed new house honors the historic context of the neighborhood with a simple footprint, classic bayfront windows, front and rear porch, and Queen Ann style decorative trim. Typical of construction in the West End Historic District, the new 2-car garage replacing the old streetfront garage and carport will be detached and located at the rear of the new house, accessed by a side driveway. The proposed Carriage Style will allow a second dwelling unit above. The new buildings will be energy-efficient, employ green construction, have solar panels, and allow more area for water-conserving landscaping. The setback on Pierson Street will be increased from the original 5 feet to 10 feet, opening up the corner for greater visibility of traffic on both West 6th and Pierson Streets.

DESCRIPTION:

APN: 010-166-004-000
AP Map: 01016
Lot Area: 6500 S.F.
Zoning Code: R-1-6-H-SA
General Plan Land Use: Low Residential
Seismic Zone: 5
Wind Zone: Exposure B
Park Fees Area
Service Area No. 1 - Northwest
Historic District: West End Preservation District
Neighborhood: West End Neighborhood Association



ORIGINAL BUILDINGS ON SITE
WITH ESTIMATED YEAR OF CONSTRUCTION
APPROXIMATELY 80% SITE COVERAGE



PROPOSED BUILDINGS FOOTPRINT
30% SITE COVERAGE PLUS
1600 SF PERMEABLE PAVING

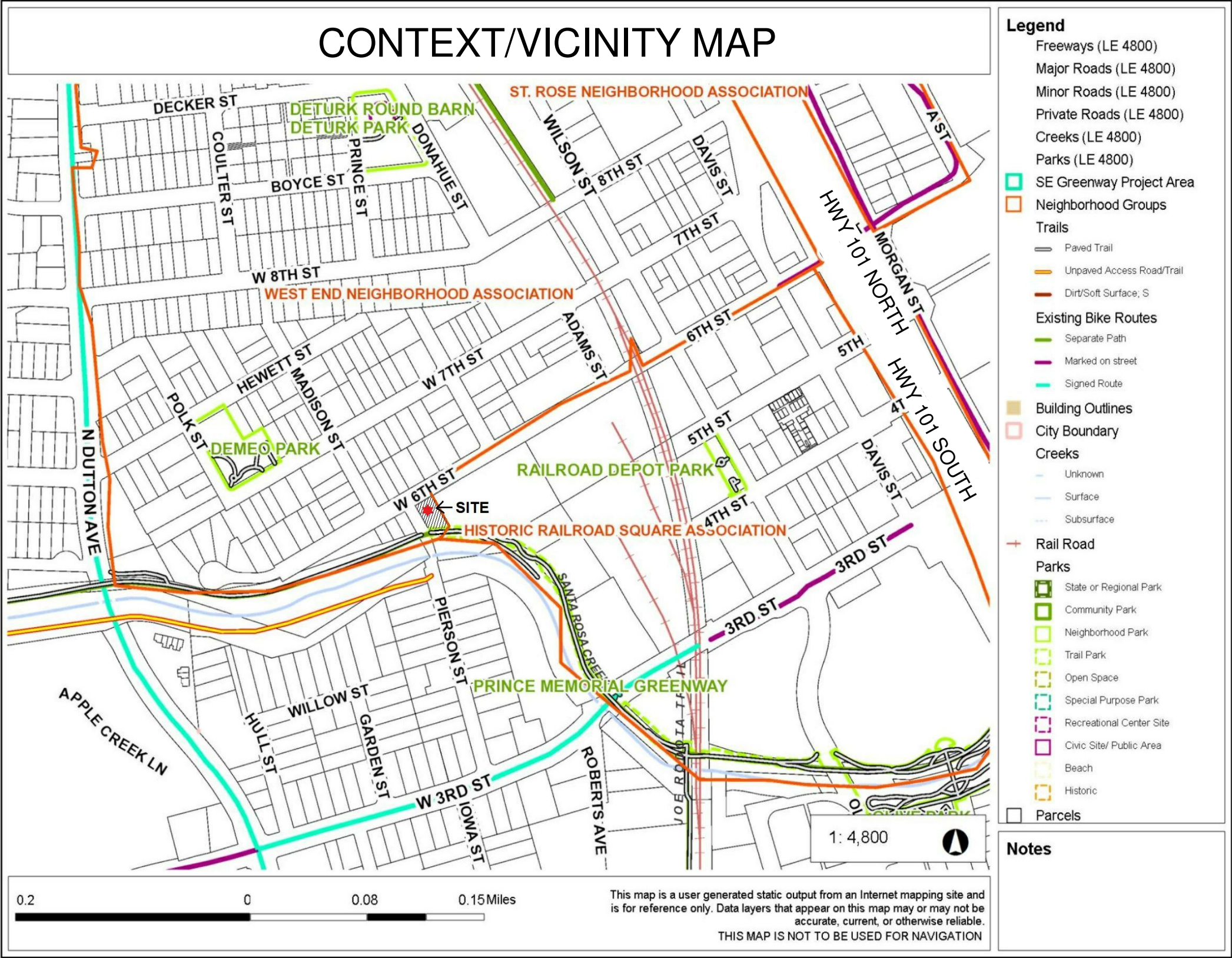
THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

NOTES &
SITE
ANALYSIS

Scale As indicated
Date 4/10/2019
Drawn by CT

D1

1 SITE ANALYSIS
1" = 20'-0"



THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

CONTEXT/ VICINITY MAP

Scale
Date 4/10/2019
Drawn by CT

D2



Original West 6th Street Elevation

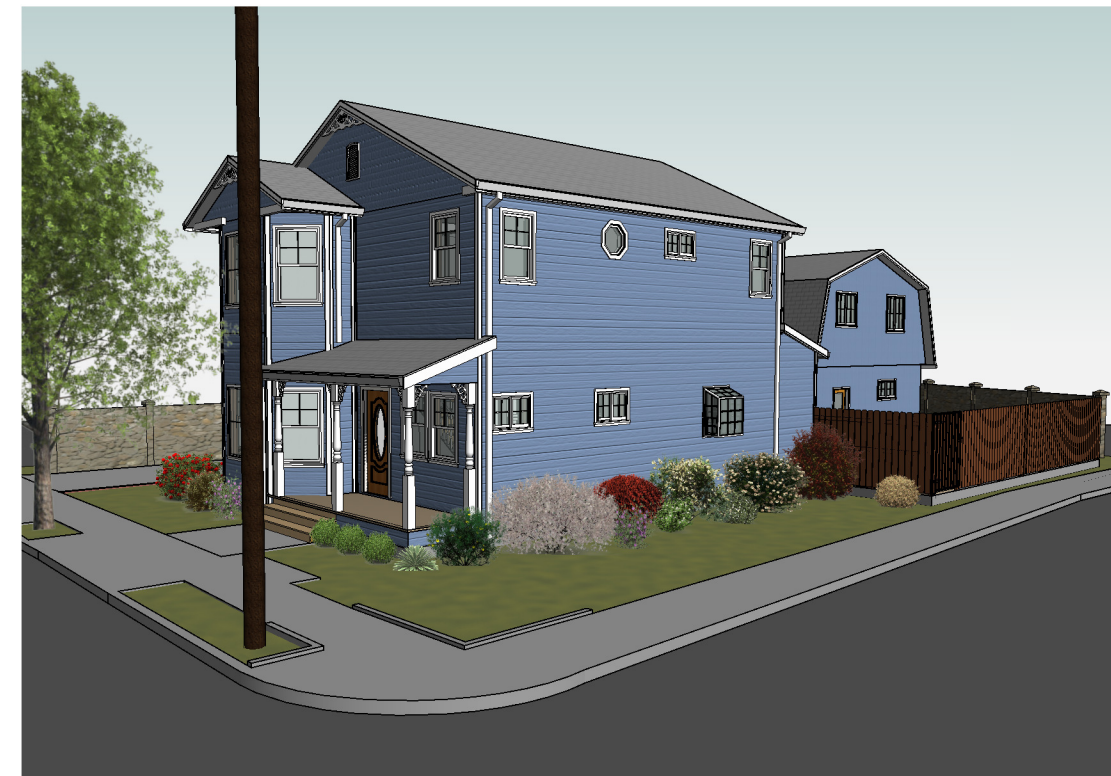


Original 6th & Pierson St Elevation



Proposed West 6th Street Elevation

EXISTING TREES NOT SHOWN FOR CLARITY



Proposed 6th & Pierson St Elevation

EXISTING WALNUT TREE NOT SHOWN FOR CLARITY

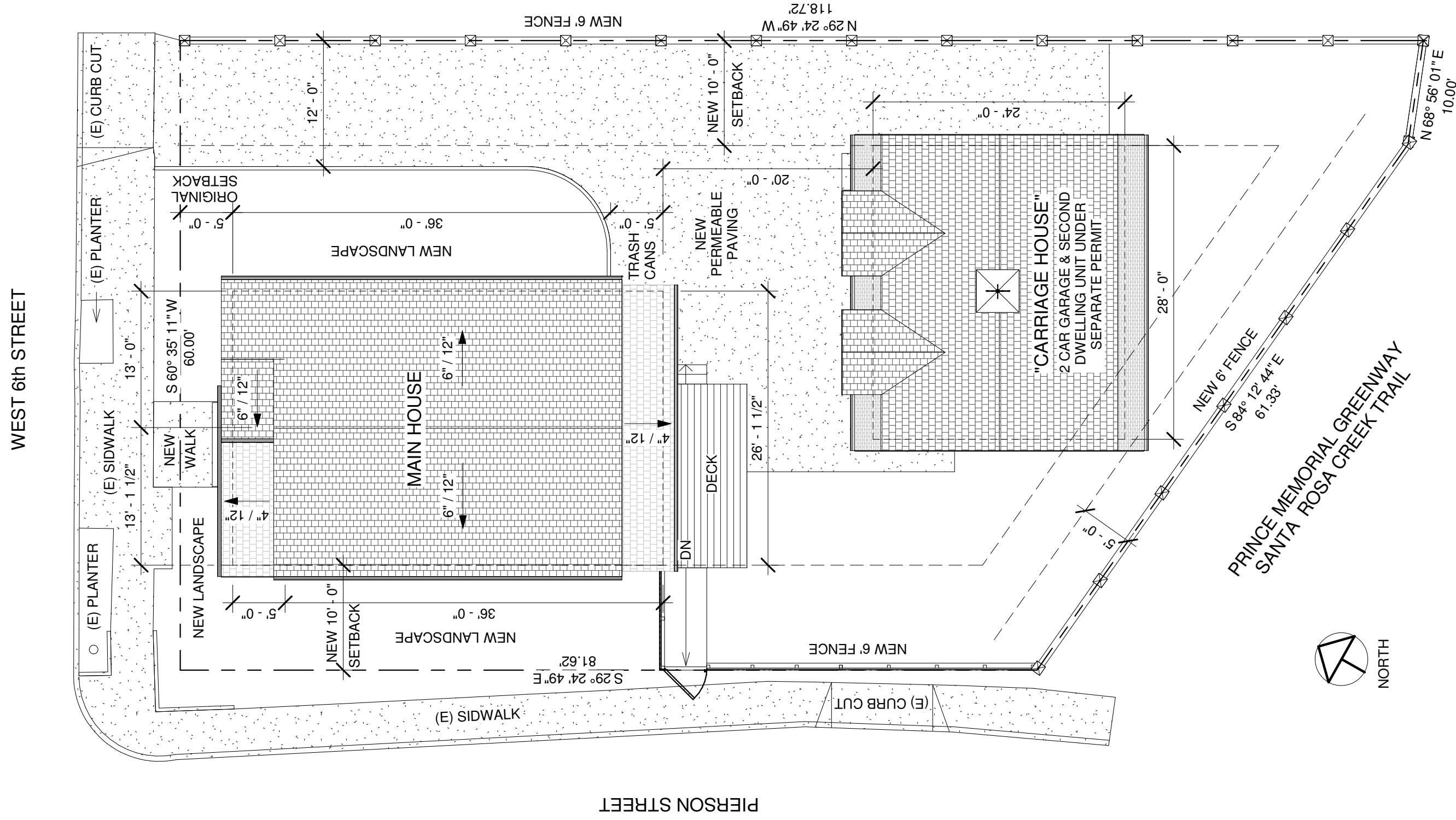
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

ORIGINAL/
PROPOSED
ELEVS

Scale
Date 4/10/2019
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D3



1 SITE PLAN
1" = 10'-0"

PROPOSED SITE PLAN

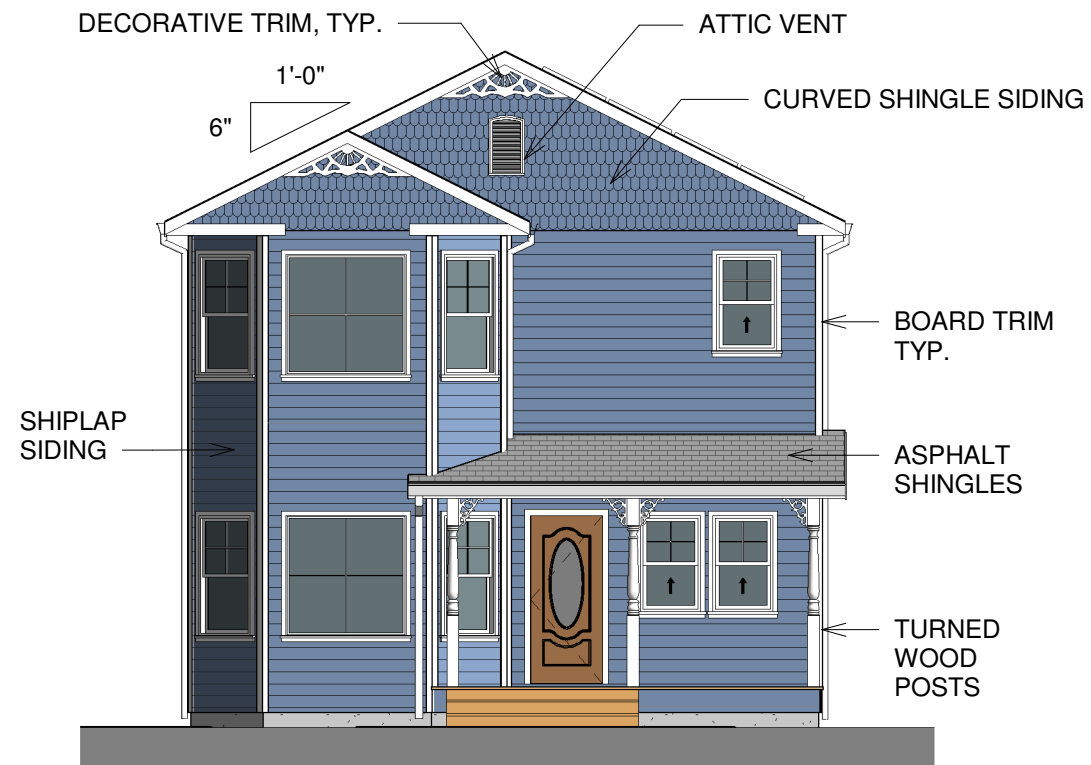
6102/01/ Date
 CT Drawn by
 "0'-10" = 1" Scale

D4

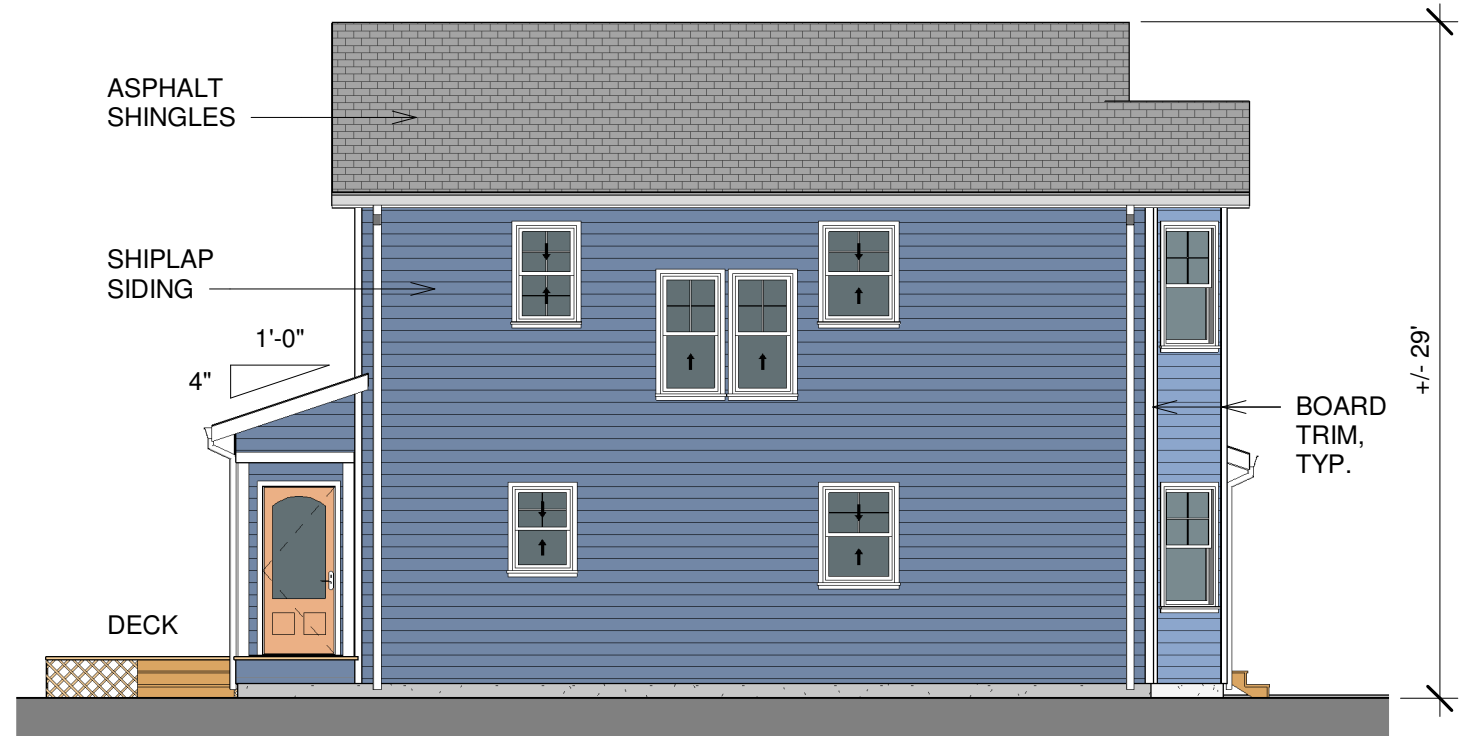
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

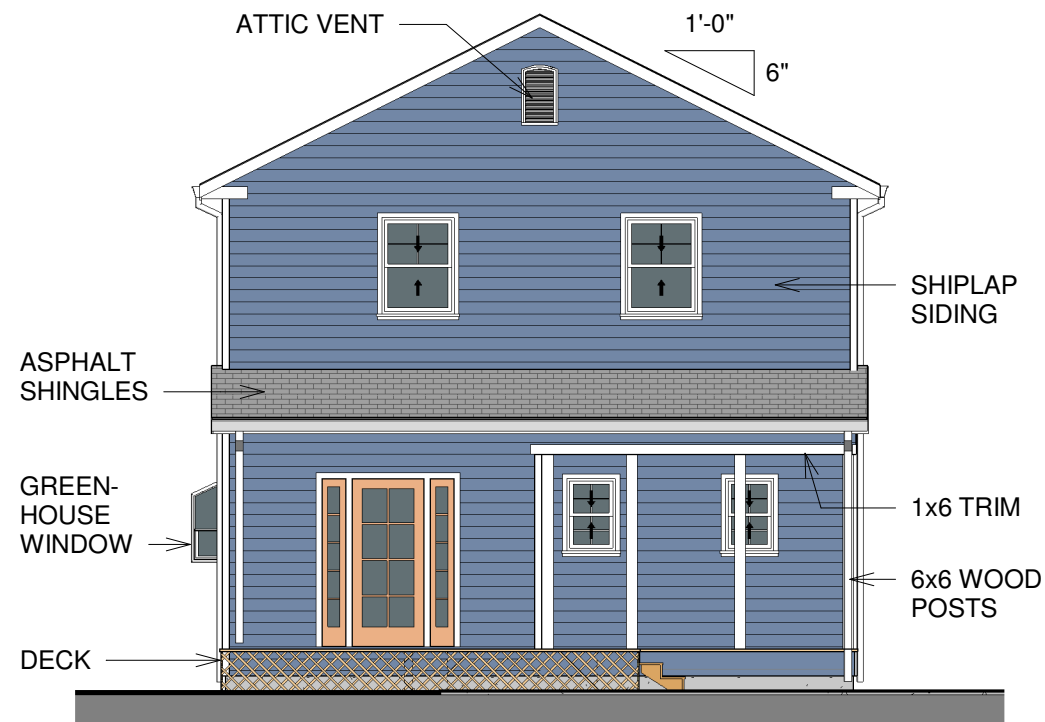
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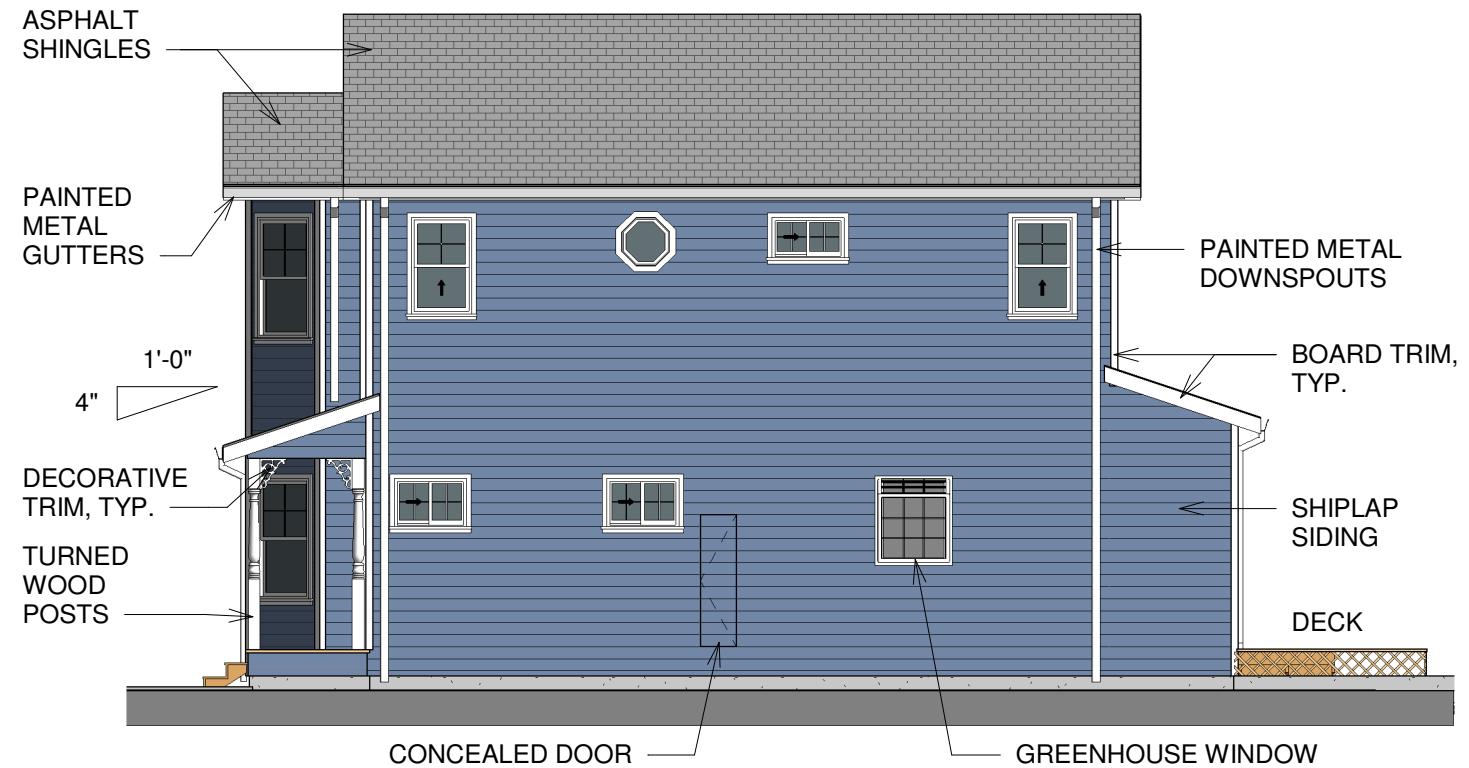
1 HOUSE NORTH
1/8" = 1'-0"



2 HOUSE EAST
1/8" = 1'-0"



3 HOUSE SOUTH
1/8" = 1'-0"



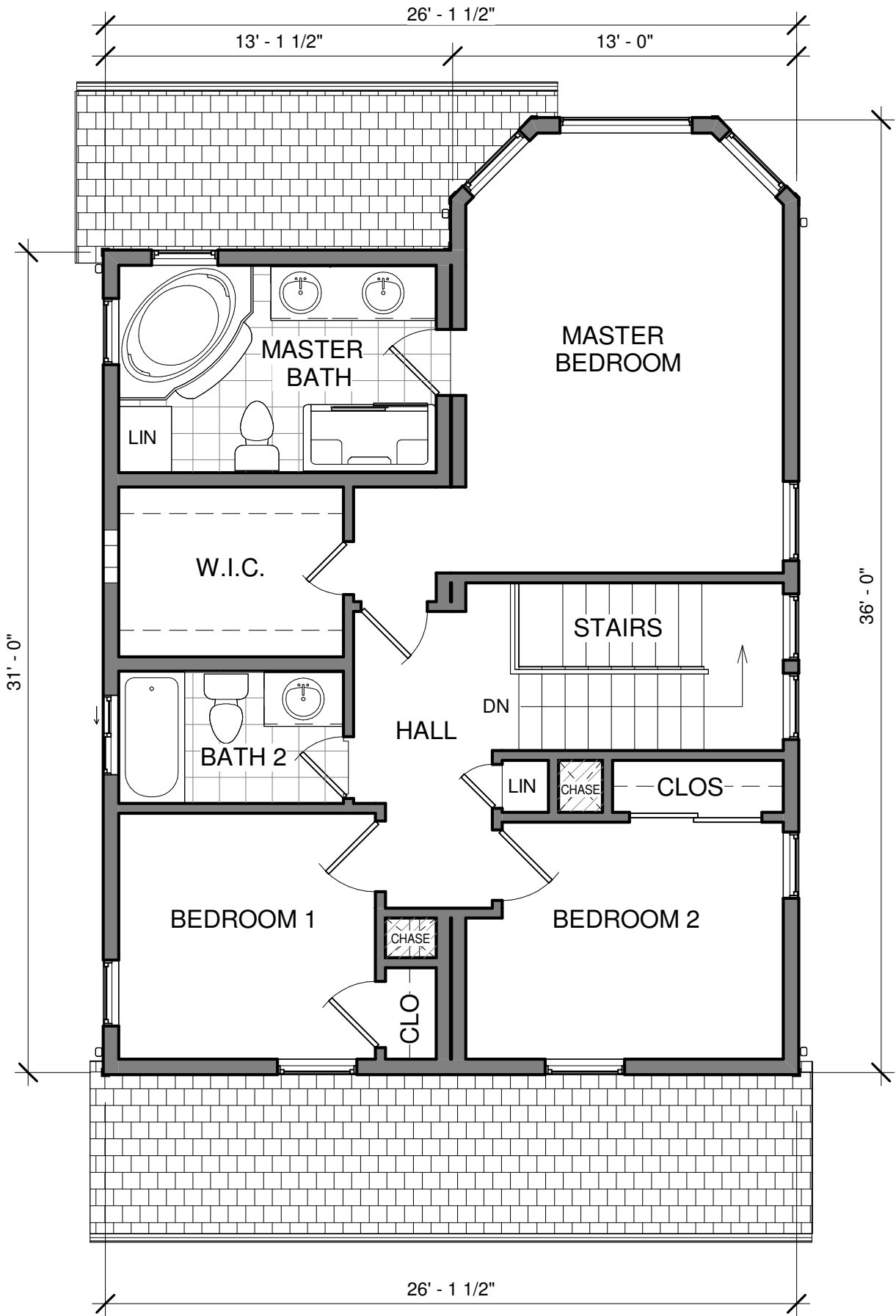
4 HOUSE WEST
1/8" = 1'-0"

THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

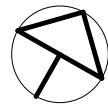
HOUSE
ELEVS

Scale 1/8" = 1'-0"
Date 4/10/2019
Drawn by CT

D5

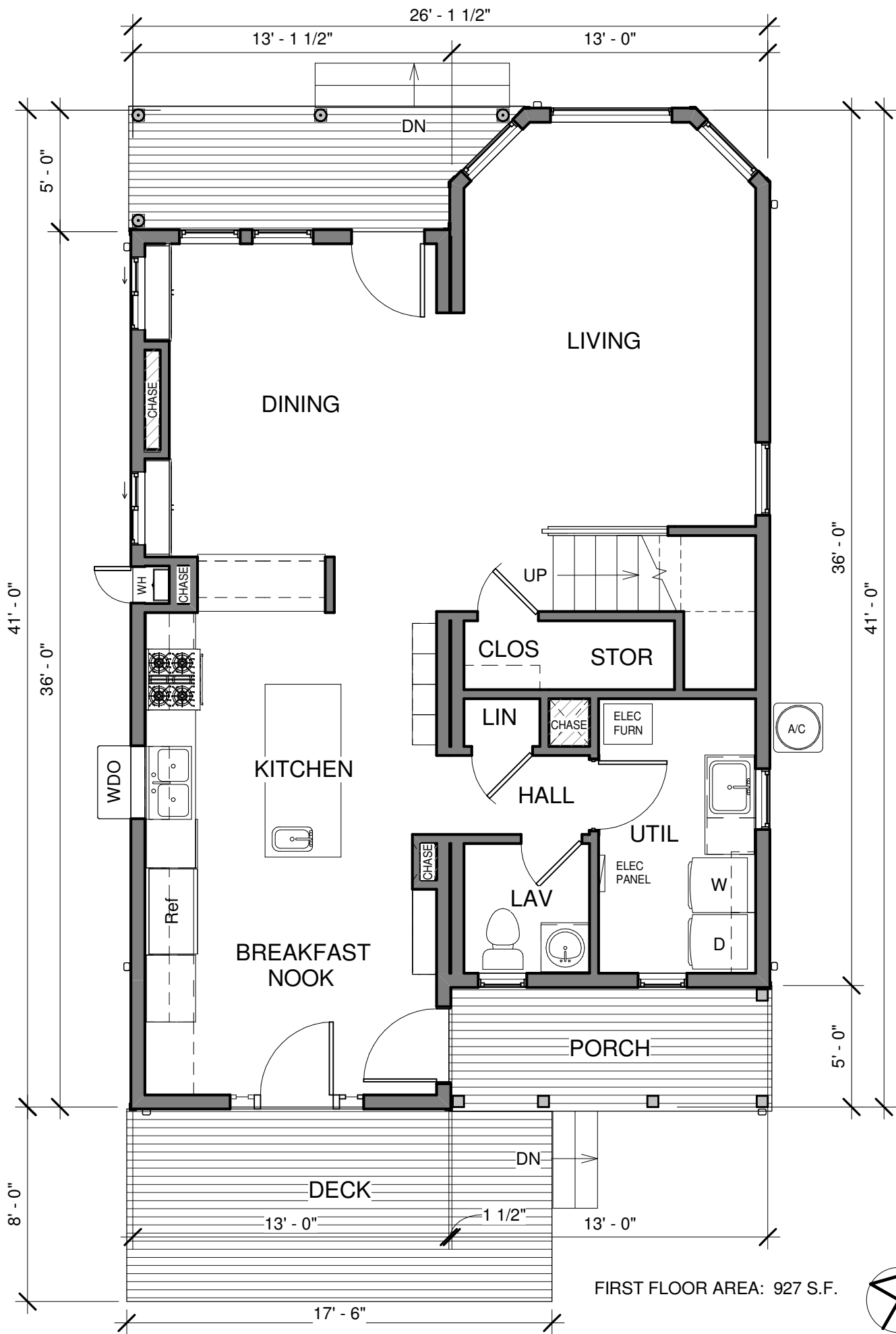


SECOND FLOOR AREA: 798 S.F.



NORTH

② 2ND FLOOR PRESENTATION
3/16" = 1'-0"



FIRST FLOOR AREA: 927 S.F.



NORTH

① 1ST FLOOR PRESENTATION
3/16" = 1'-0"

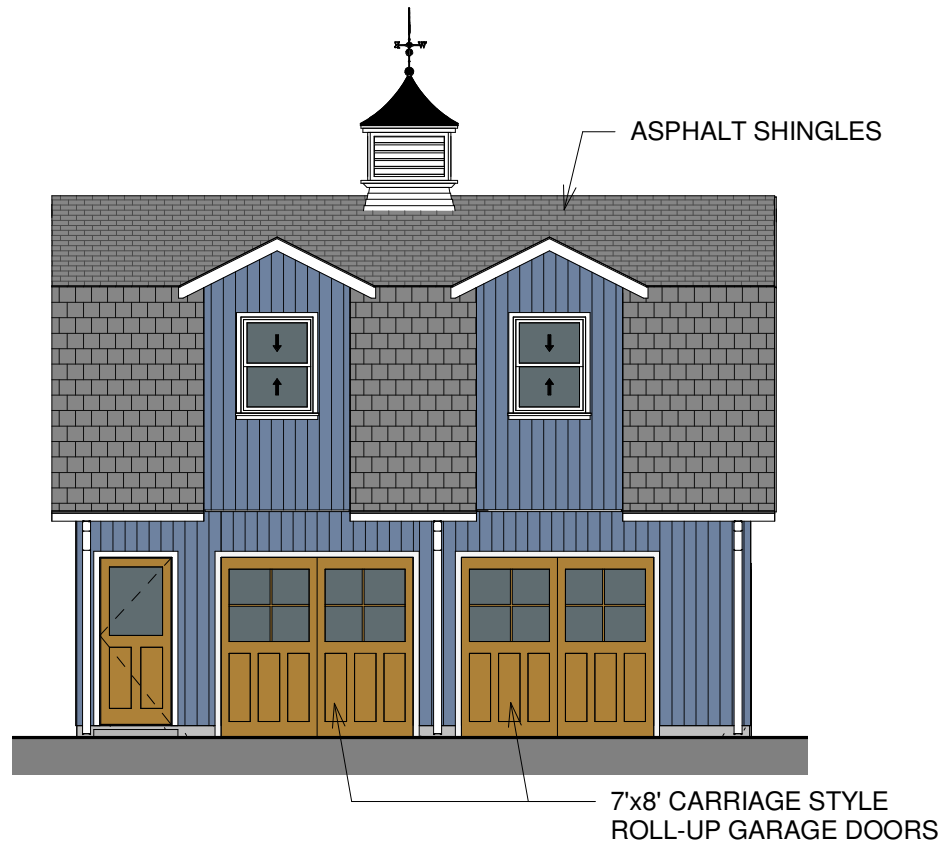
THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

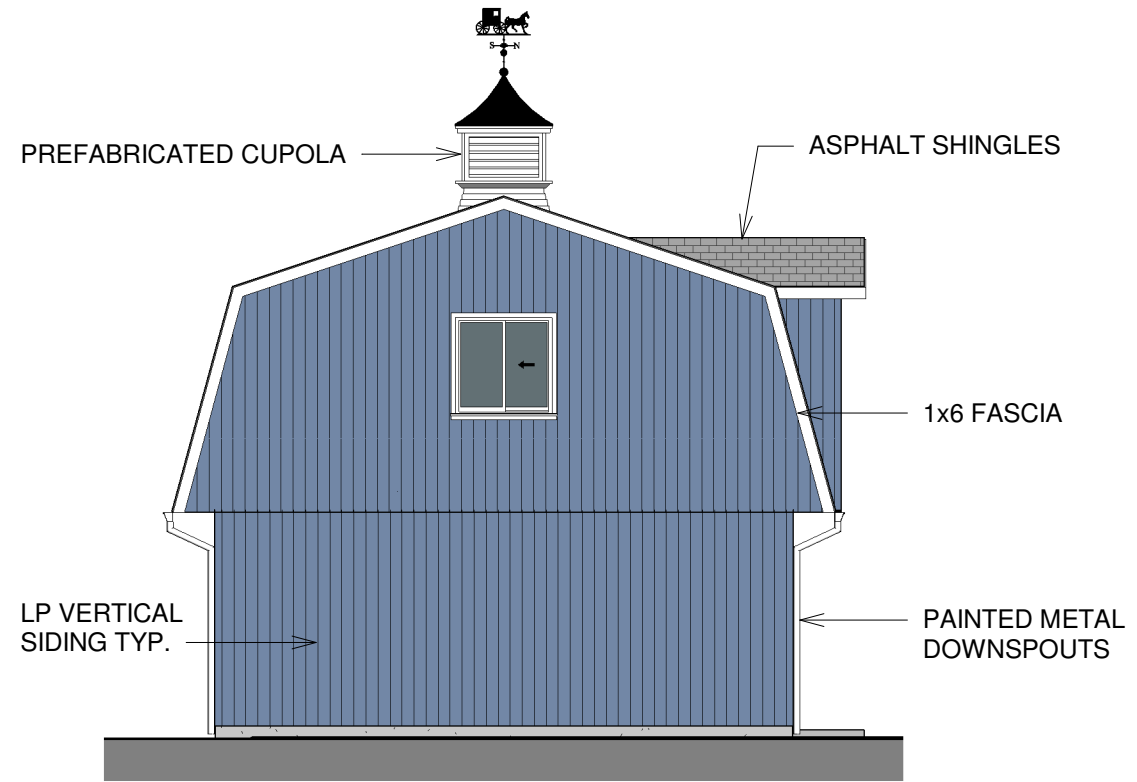
HOUSE
FLOOR
PLANS

Scale 3/16" = 1'-0"
Date 4/10/2019
Drawn by CT

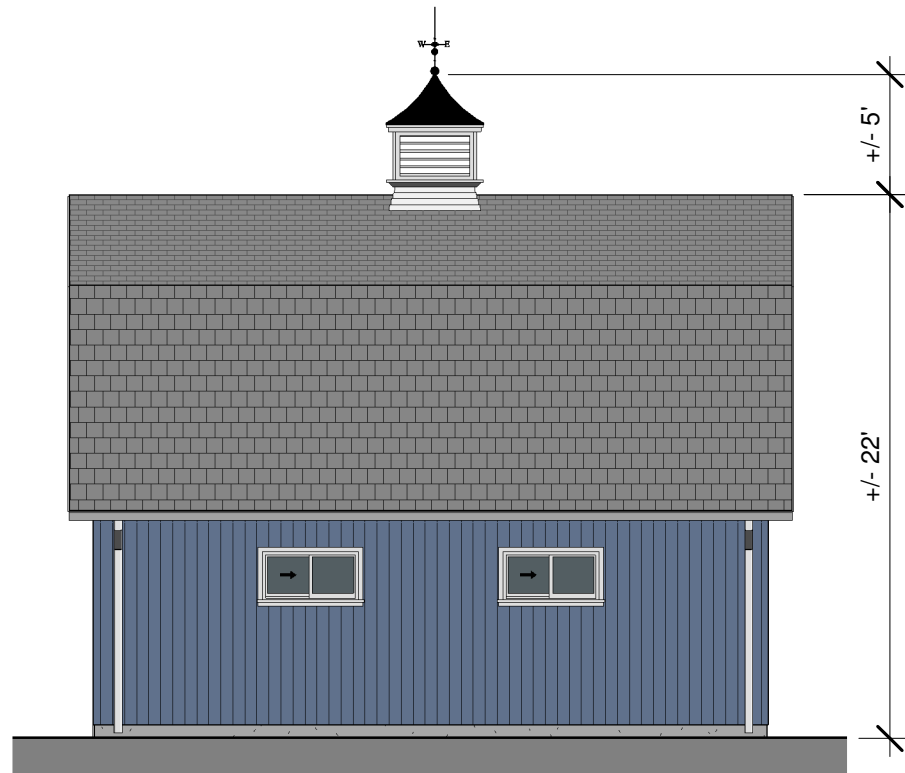
D6



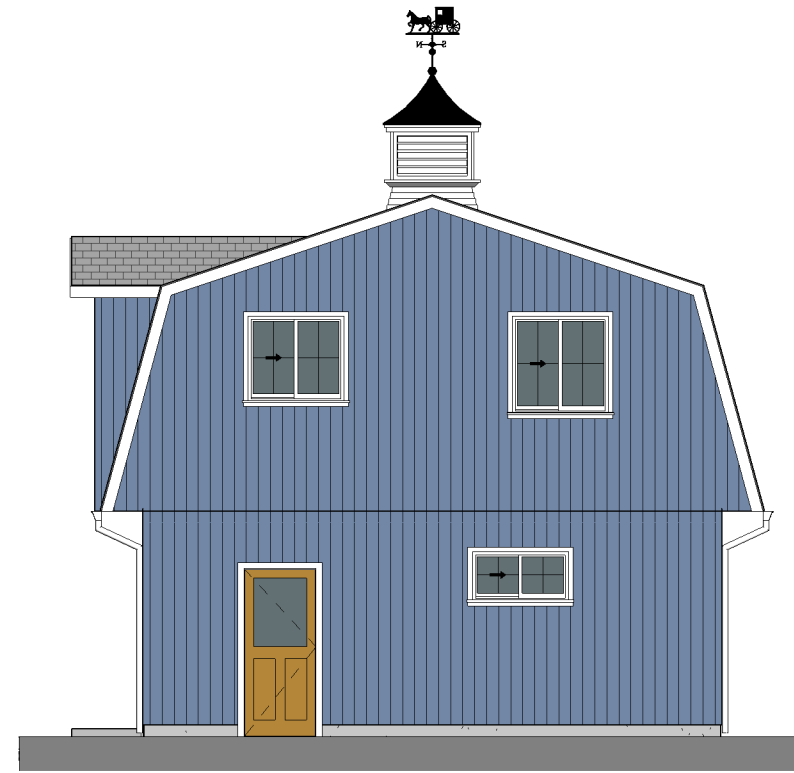
① GARAGE/SECOND UNIT NORTH
1/8" = 1'-0"



② GARAGE/SECOND UNIT EAST
1/8" = 1'-0"



③ GARAGE/SECOND UNIT SOUTH
1/8" = 1'-0"



④ GARAGE/SECOND UNIT WEST
1/8" = 1'-0"

NOTE: GARAGE AND SECOND DWELLING UNIT TO BE UNDER SEPARATE PERMIT

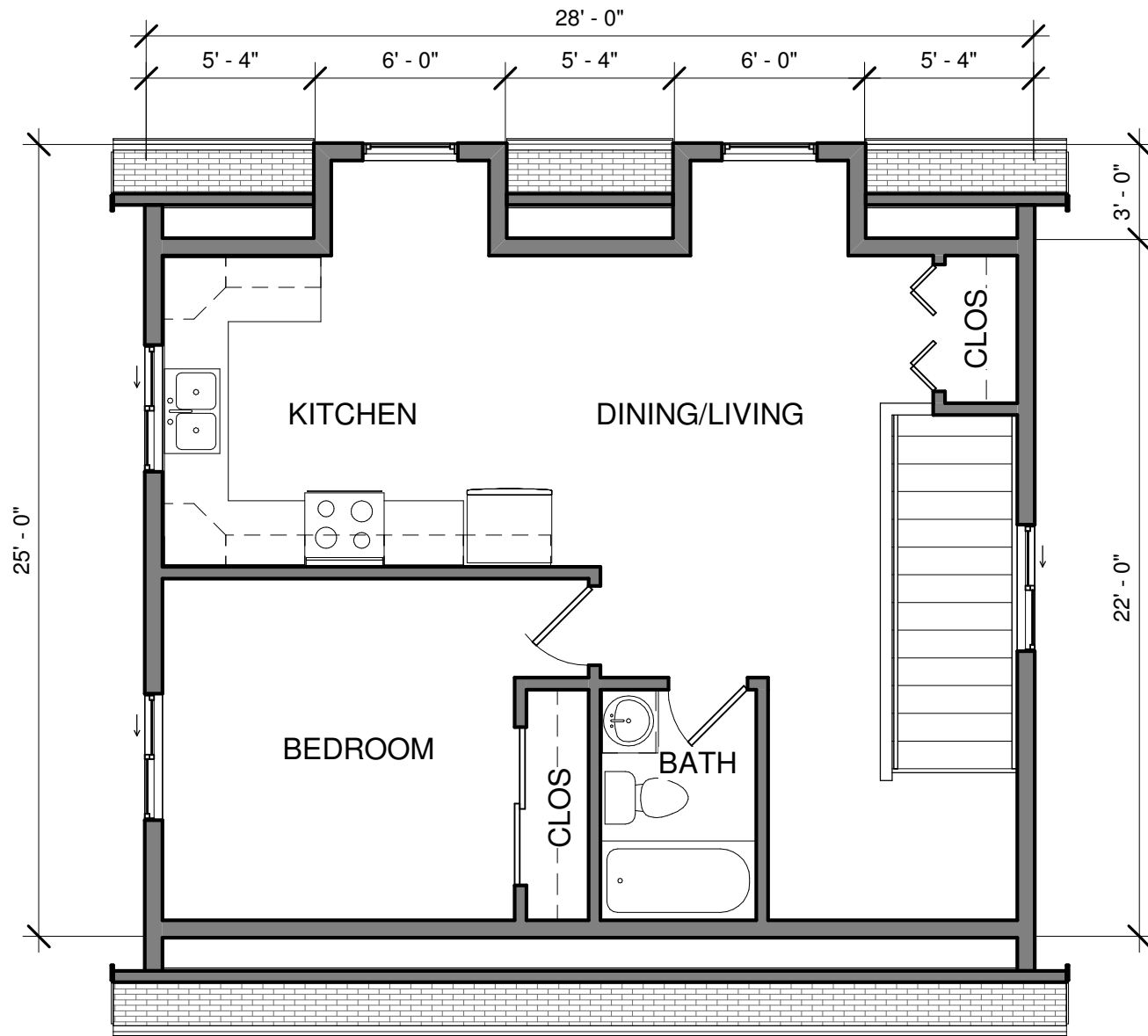
THOMAS REPLACEMENT HOUSE
124 WEST 6th ST SANTA ROSA CA 95401

GARAGE/
2nd UNIT
ELEVS

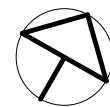
Scale 1/8" = 1'-0"
Date 4/10/2019
Drawn by Author

D7

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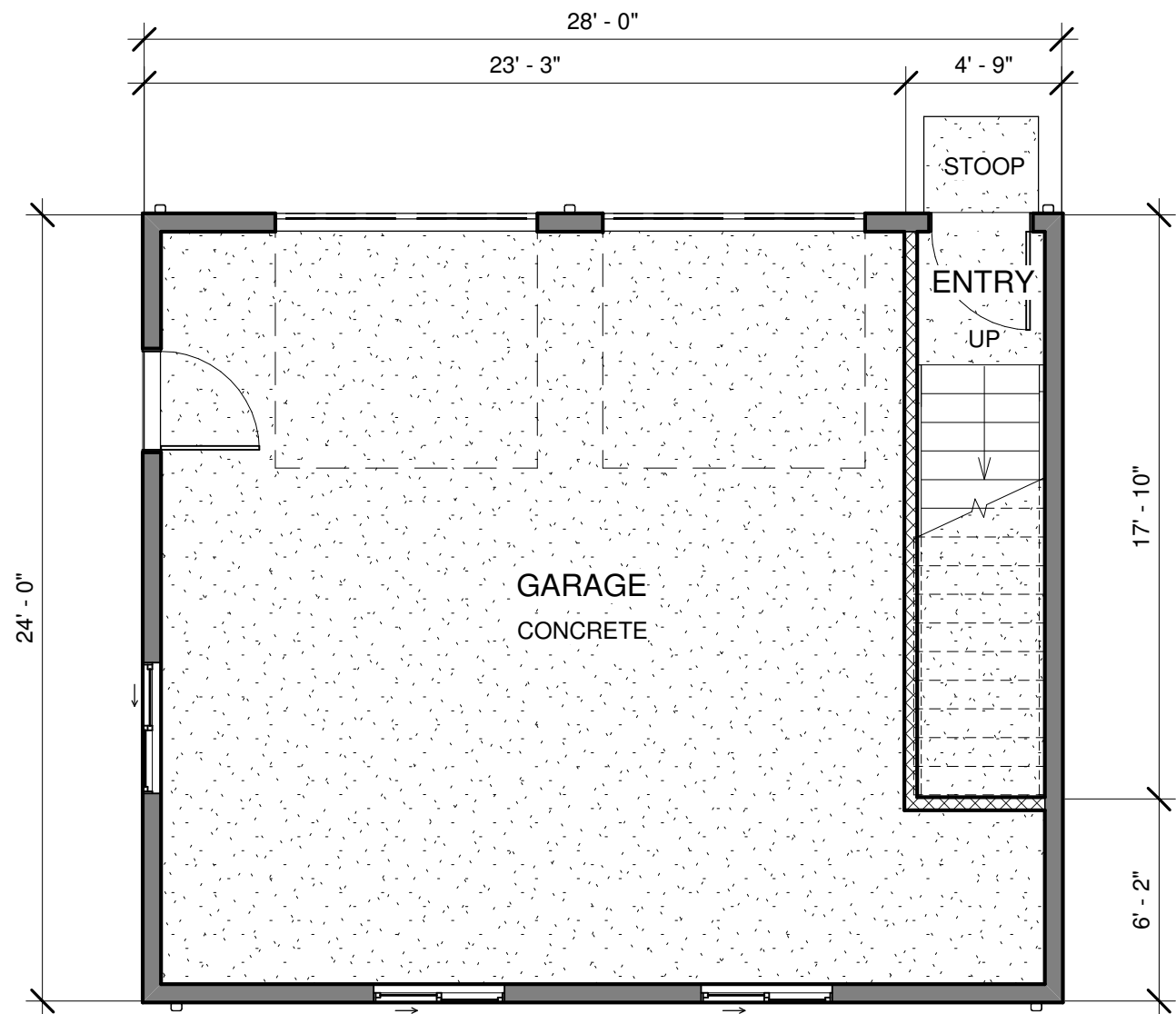


SECOND UNIT AREA: 656 S.F.

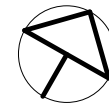


NORTH

② 2nd UNIT PRESENTATION
3/16" = 1'-0"



GARAGE AREA: 590 S.F.



NORTH

① GARAGE PRESENTATION
3/16" = 1'-0"

NOTE: GARAGE AND SECOND DWELLING UNIT TO BE UNDER SEPARATE PERMIT

THOMAS REPLACEMENT HOUSE

124 WEST 6th ST SANTA ROSA CA 95401

GARAGE/
2nd UNIT
PLANS

Scale 3/16" = 1'-0"
Date 4/10/2019
Drawn by CT

D8